

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*15 Aire Close, Brough, East Yorkshire, HU15 1GJ*

- 📍 Semi-Detached House
- 📍 Garden Room with Bi-folds
- 📍 Three Bedrooms
- 📍 Council Tax Band = C
- 📍 Bathroom & En-Suite
- 📍 Driveway & Garage
- 📍 Tucked Away Position
- 📍 Freehold/EPC = D

**£245,000**



## INTRODUCTION

This lovely home enjoys a tucked away position in a cul-de-sac setting. The stylishly appointed accommodation has been extended and includes a light and airy garden room to the rear with bi-fold doors. There is a modern fitted kitchen with appliances, a lounge with feature media wall and inset fire, plus a cloaks/W.C.. At first floor level are three bedrooms with en-suite shower room to bedroom 1 and a family bathroom. The property benefits from gas central heating and uPVC double glazing.

To the front of the property is a lawned garden and a side drive provides parking and leads to the single garage. The rear of the garage has been converted to a home office with power and light with the front part of the garage a useful store. The enclosed rear garden enjoys a patio area, lawn and raised borders.



## LOCATION

Aire Close is a popular residential cul-de-sac setting situated off Meden Avenue, Loxley Way which forms part of the modern development to the east of the village centre. The subject property is particularly well placed, being tucked away at the far end of Aire Close and fronted onto a hedgerow providing screening from Moor Road thus the property is not directly overlooked to the front. Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. This developing village lies approximately 10 miles to the west of Hull and is ideal for the commuter having its own mainline railway station and convenient access to the A63 leading into Hull city centre to the east and the national motorway network to the west.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With stairs to the first floor off.

### KITCHEN

16'0" x 11'1" (max) approx (4.88m x 3.38m (max) approx)  
Having a range of modern fitted base and wall units with complementing worksurfaces and matching upstands, one and a half sink and drainer with mixer tap, integrated appliances including an oven, four ring gas hob, extractor over and dishwasher. There is plumbing for an automatic washing machine and space for an 'American' style fridge/freezer. There is a breakfast bar with additional cupboard space below. Windows to the front and rear elevations.

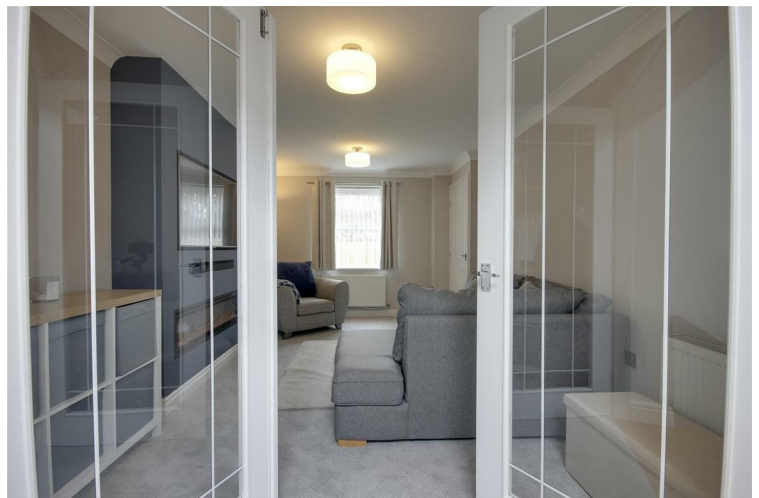


## ALTERNATIVE VIEW



## LOUNGE

16'0" x 10'3" approx (4.88m x 3.12m approx)  
With feature media wall and inset electric fire. Window to front elevation and double doors through to the garden room.



## GARDEN ROOM

17'4"(max)x11'2"(max) approx (5.28m(max)x3.40m(max) approx)  
Light and airy with bi-fold doors opening out to the rear garden and two velux windows. There is an external access door to the side.



## ALTERNATIVE VIEW



## CLOAKS/W.C.

With low flush W.C. and pedestal wash hand basin. Tiled surround.

## FIRST FLOOR

## LANDING

With window to rear elevation.



## BEDROOM 1

11'2" x 9'7" approx (3.40m x 2.92m approx)  
With window to front elevation.



## EN-SUITE SHOWER ROOM

Suite comprising a shower enclosure, vanity unit with wash hand basin, low flush W.C., tiled surround, window to front elevation.



## BEDROOM 2

10'4"(max)x8'9" approx (3.15m(max)x2.67m approx)  
Built in wardrobes and window to front elevation.



## BEDROOM 3

7'0" x 6'11" approx (2.13m x 2.11m approx)  
Window to rear elevation.



## BATHROOM

With suite comprising a bath, pedestal wash hand basin, low flush W.C., cylinder cupboard, inset spot light, window to rear elevation.



## OUTSIDE

To the front of the property is a lawned garden and a side drive provides parking and leads to the single garage. The rear of the garage has been converted to a home office with power and light with the front part of the garage a useful store. The enclosed rear garden enjoys a patio area, lawn and raised borders.





## OFFICE



## REAR VIEW

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.



## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



### Ground Floor

Approx. 66.9 sq. metres (720.5 sq. feet)



### First Floor


Approx. 37.0 sq. metres (398.2 sq. feet)



Total area: approx. 103.9 sq. metres (1118.7 sq. feet)  
**15 Aire Close, Brough**



## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

## Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |   |
| (92 plus) <b>A</b>  |                            |   |
| (81-91) <b>B</b>  |                            |   |
| (69-80) <b>C</b>  |                            |   |
| (55-68) <b>D</b>  |                            |   |
| (39-54) <b>E</b>  |                            |   |
| (21-38) <b>F</b>  |                            |   |
| (1-20) <b>G</b>   |                            |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |   |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |